

THE CITY OF CLEVELAND  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING & HOUSING  
601 LAKESIDE AVE CLEVELAND, OH 44114

NOTICE OF VIOLATION OF HOUSING ORDINANCES

WARD: 10 DATE: 03/07/2003 cs  
CT: 1173.00 PPN: 115-09-011  
PROPERTY ADDRESS: 810 E 152 ST PHONE:  
AKA: 810-12 E 152

----- RESPONSIBLE PARTY(S) -----

RICHARD DAVET (OWNER)  
810 E 152ND  
CLEVELAND, OH 44110

RICHARD F DAVET (TAX MAILING)  
24800 COMMUNITY AV.  
BEACHWOOD, OH 44122-1044

NATIONAL CITY BANK (MORTGAGO  
1900 E 9TH ST.  
CLEVELAND, OH 44114

PRAMCO II LLC (MORTGAGOR)  
1387 FAIRPORT RD. S-750  
FAIRPORT, NY 14450

GLS CAPITAL CUYAHOGA INC.  
YEAR 1996-97, 98  
310 W LAKESIDE AV. STE#595  
CLEVELAND, OH 44113

DWELLING UNITS :  
OCCUPANCY / USE: COMMERCIAL  
KIND OF STRUCTURE: 2 STY MASONRY  
ZONING DISTRICT: LOCAL RETAIL C-2  
TYPE OF VIOLATION: FORTHWITH COND  
TYPE:

INSPECTION DATE: 03/06/2003  
MASTER # : 203066016

THIS NOTICE SHALL BE COMPLIED WITH AND ALL VIOLATIONS CORRECTED BY 03/07/2003

FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN PROSECUTIVE ACTION OR OTHER PENALTY AS PROVIDED BY LAW 3103.99. SECTION 367.09, 3103.09 AND 329.02 OF THE CODIFIED ORDINANCES, AND SECTION 4101:2-1-76 OF THE OHIO BASIC BUILDING CODE, PROVIDES THE RIGHT TO APPEAL THIS ORDER TO BOARD OF BUILDING STANDARDS AND BUILDING APPEALS FOR BUILDING CODE VIOLATIONS, OR TO THE STATE BOARD OF BUILDING APPEALS FOR THE VIOLATIONS OF THE OHIO BASIC BUILDING CODE. DURING THE PENDENCY OF THIS NOTICES, AN APPEAL TO THE BOARD OF BUILDING STANDARDS & BUILDING APPEALS MAY BE FILED IN ROOM 516, 601 LAKESIDE AVE, CLEVELAND OH 44114 OR THE STATE BOARD OF APPEALS

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FAILURE TO COMPLY WITH THIS NOTICE SHALL RESULT IN THE DEMOLITION OF THE BUILDING(S). ANY AND ALL COSTS INCURRED BY THE CITY FOR THE DEMOLITION OF THE BUILDING(S) SHALL BE PAID BY THE OWNER(S) OF RECORD. IF THE OWNER(S) FAILS TO PAY FOR THE COSTS WITHIN THIRTY (30) DAYS, LEGAL ACTION SHALL BE INITIATED TO COLLECT THE DEBT.

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PLEASE CONTACT THE INSPECTOR UPON RECEIPT OF THIS NOTICE

SEQ SECTION

COMPLY

NATURE OF VIOLATION:



09/09/03

RE: 810 E 152 ST

PAGE: 0002

SEQ NO.	SECTION VIOLATED	COMPLY DATE	NATURE OF VIOLATION: FORTHWITH CONDEMN MS
1	3103.09/3101.10	03/07/2003	DUE TO DETERIORATION SET FORTH HEREIN, THIS STRUCTURE SHALL BE EFFECTIVELY BOARDED IN ACCORDANCE WITH REGULATIONS ADOPTED PURSUANT TO SECTION 3103.09 (d) (4) OF THE CODIFIED ORDINANCES, OR THE VIOLATIONS SET OUT BELOW SHALL BE CORRECTED BY COMPLETE REPAIR AFTER ALL REQUISITE PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO THE DIVISION OF BUILDING AND HOUSING, AND ALL REQUISITE PERMITS HAVE BEEN OBTAINED, ALL IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF CLEVELAND AND WITH THE OHIO BASIC BUILDING CODE.
2	3103.09/3101.10	03/07/2003	PARTS OF THIS STRUCTURE SET OUT BELOW ARE DETERIORATED:
3		03/07/2003	DETERIORATED - ROOF - ROOF RAFTERS, SHEATHING, ROOFING, #JOIST ____
4		03/07/2003	DETERIORATED - WALLS - BEARING, NON-BEARING, WALL STUDS, INTERIOR & EXTERIOR
5		03/07/2003	DETERIORATED - FLOORS - FLOOR DECK, #JOIST ____, BEAMS, OTHER FRAMING
6		03/07/2003	DETERIORATED - OPENINGS - DOORS
7		03/07/2003	DETERIORATED - FINISHING - LATH, PLASTER TRIM AND MOULDING
8		03/07/2003	DETERIORATED - STAIRS - STRINGERS, RISERS TREADS, ENCLOSURE WALLS
9		03/07/2003	DETERIORATED - BUILDING EQUIPMENT - PLUMBING, HEATING, ELECTRICAL
10	3101.10(e)	03/07/2003	MAINTAIN THE STREET PAVEMENT, TREE LAWN, SIDEWALKS AND PREMISES CLEAN OF ALL DIRT,

09/09/03

RE: 810 E 152 ST

PAGE: 0003

SEQ SECTION  
NO. VIOLATED

COMPLY  
DATE

NATURE OF VIOLATION:  
FORTHWITH CONDEMN MS

-- -----  
TRASH AND DEBRIS.

11 3105.01

03/07/2003 SECURE THE REQUIRED PERMITS FROM THE  
DIVISION OF BUILDING AND HOUSING PRIOR TO  
MAKING ANY REPAIRS.

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: WILLIAM URBAN

PHONE: (216) 664-2137

DATE: 03/07/2003

VIOLATION NOTICE AND DEMO LETTER TO BE SENT OUT REGULAR AND CERTIFIED.

NOTICE OF VIOLATION OF BUILDING ORDINANCES

PURSUANT TO SECTION 3103.09, 367.04, 369.19 AND 369.21 OF THE CODIFIED ORDINANCES OF THE CITY OF CLEVELAND, THE COMMISSIONER OF BUILDING AND HOUSING DOES HEREBY DECLARE THE STRUCTURE KNOWN AS AND LOCATED AT :  
810 E 152 ST CLEVELAND, OHIO  
TO BE A PUBLIC NUISANCE IN THAT IT CONSTITUTES AN EMINENT DANGER AND PERIL TO HUMAN LIFE AND PUBLIC HEALTH, SAFETY AND WELFARE, AND THAT THE AFORESAID CONDITION CONSTITUTES AN EMERGENCY. THEREFORE, YOU ARE HEREBY NOTIFIED THAT THE CITY OF CLEVELAND PURSUANT TO SAID SECTION 3103.09, 367.04, 369.19 AND 369.21 OF THE CODIFIED ORDINANCES WILL SUMMARILY ABATE SAID PUBLIC NUISANCE CREATED AS A RESULT OF SAID EMERGENCY BY DEMOLITION OF THE STRUCTURE IF THE VIOLATIONS LISTED IN THE ATTACHED NOTICE ARE NOT ENTIRELY CORRECTED BY THE DATE SET FORTH IN SAID NOTICE.

\_\_\_\_\_  
COMMISSIONER OF BUILDING AND HOUSING

THIS NOTICE WAS PERSONALLY DELIVERED BY THE UNDERSIGNED ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 2003 AT \_\_\_\_\_ O'CLOCK BY LEAVING

WITH \_\_\_\_\_